

SECTION 34

SECTION 35

TOWNSHIP 3 SOUTH

FOUND 1/2" REBAR AT
THE NORTH 1/4
CORNER SECTION 2

FOUND ALUMINUM CAP
SET BY ALLRED - PEATROSS

RECORD= 2616.45' MEASURED= 2614.13'
EAST (BASIS OF BEARING)

SECTION 2

TOWNSHIP 4 SOUTH

RECORD OF SURVEY AND PLAT AMENDMENT FOR MOUNTAINS WEST RANCHES

AMENDING LOTS 221 - 229 OF
THE PINION RIDGE UNIT ONE SUBDIVISION
IN SECTIONS 2 AND 3
TOWNSHIP 4 SOUTH, RANGE 7 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHEсне COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17 of the U.C.A., I have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat:

ORIGINAL PROPERTY DESCRIPTIONS

ACCORDING TO THAT CERTAIN WARRANTY DEED

RECORDED 17 JUNE 2019, AS FOUND BY ENTRY #526969 AT PAGE 1

Lots 224, 225, 226, and 227, Plat #1, Pinion Ridge Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

AND
ACCORDING TO THAT CERTAIN WARRANTY DEED

RECORDED 21 JUNE 2019, AS FOUND BY ENTRY #527148 AT PAGES 1 AND 2

Lots 221, 222, 223, 228, and 229, Plat #1, Pinion Ridge Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.

NEW PROPERTY DESCRIPTIONS

Lot 224-A, Plat #1, Pinion Ridge Subdivision, containing 1.10 acres.

Lot 221-A, Plat #1, Pinion Ridge Subdivision, containing 1.00 acre.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, and then prepare a Record of Survey and Plat Amendment.
BASIS OF BEARING: Being East from the Northwest Corner to the North 1/4 Corner of Section 2, Township 4 South, Range 7 West, Uintah Special Base and Meridian, according to the Pinion Ridge Unit One Subdivision plat on file in the Duchesne County Recorder's Office.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.
NOTE: Lot 34 is shown on this plat as a Record of Survey only.

OWNER'S DEDICATION

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Plat Amendment, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

CLAUDIA ROSAS ROMERO

ACKNOWLEDGMENT

County of }
State of } s.s.

On this _____ day of _____, 20____, personally appeared before me, CLAUDIA ROSAS ROMERO, the signer of the above OWNER'S DEDICATION, and who acknowledged to me that she signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____
Notary Public

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

cell: (435)724-4386

email: cspeatross@ubtanet.com

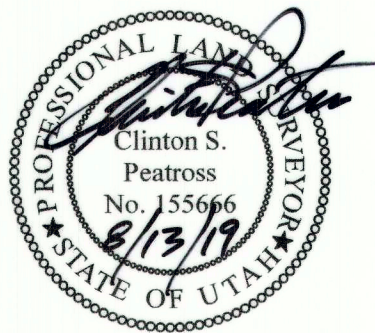
DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 7/25/2019

SHEET : 1 OF 1 JOB NAME: J.T. GRANT JOB# 1324

EAST

BONANZA ROAD

WEST
WEST 1291.90'
WEST 1001.90'



SCALE 1" = 30'

■ = FOUND AND ACCEPTED 1/2" REBAR
● = SET 5/8"X24" REBAR W/ YELLOW PLASTIC
CAP STAMPED PEATROSS #155666

OWNER'S DEDICATION

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Plat Amendment, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, PRESIDENT OF MOUNTAINS
WEST RANCHES, A J.T. GRANT COMPANY

ACKNOWLEDGMENT

County of }
State of } s.s.

On this _____ day of _____, 20____, personally appeared before me, TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT COMPANY, the signer of the above OWNER'S DEDICATION, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____
Notary Public

DUCHEсне COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHEсне COUNTY PLANNING DEPARTMENT

Approved as a Plat Amendment this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHEсне COUNTY RECORDER

State of Utah }
County of Duchesne } s.s. Entry Number _____

Filed for recording at the request of _____

on this _____ day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

COUNTY SURVEYOR'S FILE # 4229